



3 BEDROOM SEMI-DETACHED | LARKSPUR DRIVE, SN11 | OFFERS IN EXCESS OF £290,000

DESCRIPTION

****Back on the market 4th October 2022**** Originally constructed in 2021 this beautifully presented semi-detached house offers the best of contemporary styling within the highly regarded High Penn Park development. The light and airy accommodation comprises three bedrooms with en-suite facilities to the master and a smartly presented family bathroom on the first floor. Downstairs the reception hallway provides a cloakroom and access to a well appointed kitchen / dining room and a large sitting room with double doors leading out to the South-easterly facing garden. There is ample off-road parking with a private driveway to the side.

Ideally situated on the highly regarded modern High Penn Park development on the Northern side of Calne just off of the Oxford Road, the property offers superb access to local amenities and through routes with ready access to the Calne bypass ensuring an easy drive to nearby Chippenham to the West with it's mainline train station (London Paddington - 1hr 8 mins) or Swindon to the North.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band: C

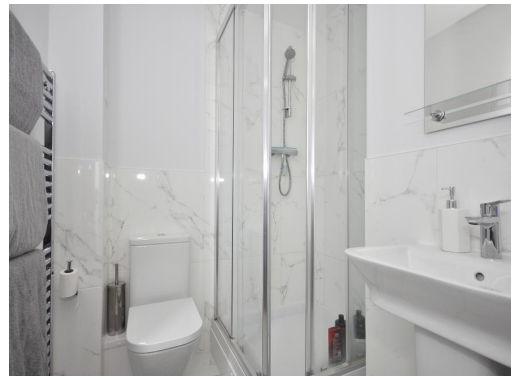
EPC Rating: B

All mains services connected. Gas central heating.

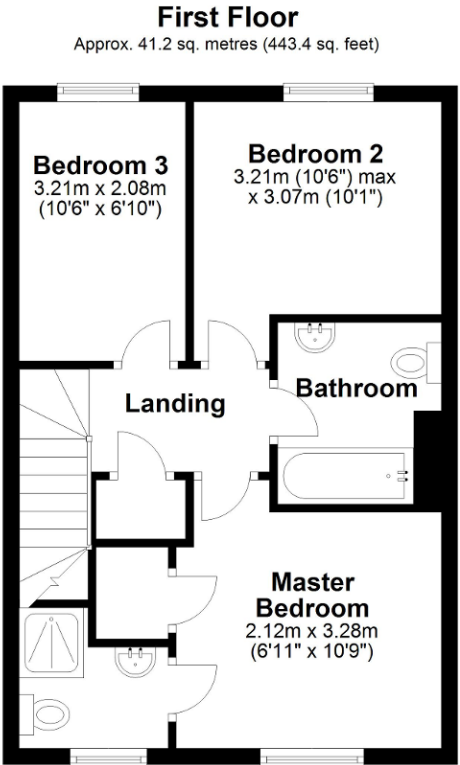
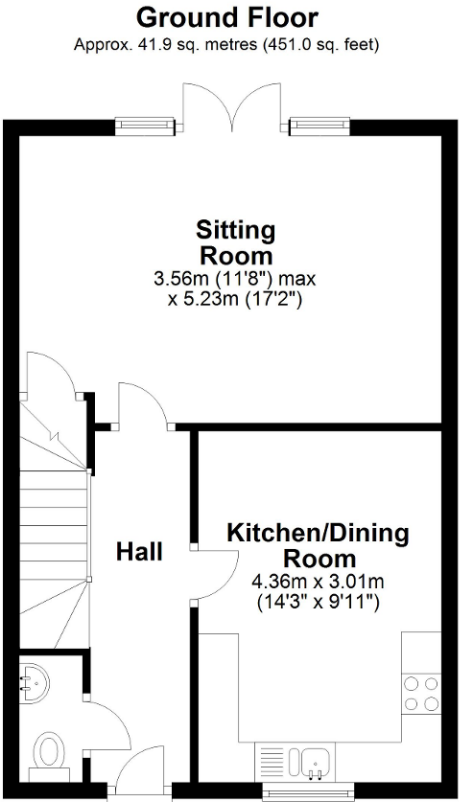


KEY FEATURES

- Modern semi-detached house
- En-suite facilities to master bedroom
- Open plan kitchen / dining room
- Ample off-road driveway parking
- Popular residential location
- Three Bedrooms
- Spacious sitting room
- Reception hallway with cloakroom
- Smartly presented bathroom







Total area: approx. 83.1 sq. metres (894.4 sq. feet)

ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

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